



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF  
STATE PLANNING COORDINATION

June 17, 2005

Mr. A. Jay Dolby  
22183 Sussex Highway  
Seaford, DE 19973

RE: PLUS review – PLUS 2005-05-06; Dolby Farm Seaford

Dear Mr. Dolby,

Thank you for meeting with State agency planners on June 1, 2005 to discuss the proposed plans for the Dolby Farm Seaford project to be located on 176.35 acres at Route 13 and CR 46 in the City of Seaford.

According to the information received, you are seeking to construct 263 residential units and unspecified commercial uses in the Level 2 area.

These comments reflect only issues that are the responsibility of the agencies represented at the PLUS review meeting. Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. The developers must comply with any Federal, State and local regulations regarding this property. Specifically, the City of Seaford is the governing authority over this land and the developers will need to comply with any and all regulations/restrictions set forth by the City.

**Executive Summary**

This section includes some site-specific highlights from the agency comments found in this letter and is provided for your convenience and reference. The full text of this letter represents the official state response to this project. ***Our office notes that the applicants are responsible for reading and responding to this letter and all comments contained within it in their entirety.***

**Project Location**

- This proposed development is located within an Investment Level 2 area according to the *Strategies for State Policies and Spending*, and within the City of Seaford. State policies support development in these areas.

**Streets & Roads**

- Right-of-way dedication will be required along the frontage of Old Furnace Road.
- A paved multi-modal path, located in a 15-foot wide permanent easement is required across the frontage on Old Furnace Road.

- DelDOT will require a traffic impact study as a condition for access approval.
- The proposed entrance on U.S. Route 113 using the existing driveway will not be permitted. The developer will be required to access the commercial property by building part of the "Proposed DelDOT Frontage Road."
- The developer should include bus amenities such as a pad and possibly a shelter.

**Natural/Cultural Resources**

- The plan submitted shows an allowable buildable area within the 25-foot right-of-way of the Middleford Tax Ditch. The plan should be updated to reflect the tax ditch right-of-way and allowable building area and include a note indicating that there are to be no permanent obstructions within the right-of-way.
- Portions of the site are within the 100-year flood plain. Development should be limited to areas outside the 100-year-flood plain.
- The forest on-site is part of a larger contiguous forested block. Preservation and enhancement of forested resources is encouraged. Where trees are not preserved, mitigation is encouraged.

This office has received the following comments from State agencies:

**Office of State Planning Coordination – Contact Ann Marie Townshend 739-3090**

This proposed development is located within an Investment Level 2 area according to the *Strategies for State Policies and Spending*, and within the City of Seaford. State policies support development in these areas.

**State Historic Preservation Office (SHPO) – Contact Alice Guerrant 739-5685**

There is one historic farmstead (S-6282) noted within the parcel. Mr. Dolby explained that the original historic house (possibly the W.E Cannon House noted in Beers Atlas, 1868) was moved to the back of the parcel for the expansion of Rt. 13 to four lanes. That house burned in the 1960s and was replaced with the building that is now used as an office. Earlier outbuildings still exist and SHPO requests the opportunity to document them before they are removed.

There is a site (S-810) noted on the south side where there was a borrow pit for the Rt. 13 widening. Any surviving resources are likely to be found on the next parcel to the south. There are a few areas of moderate potential for prehistoric archaeological sites. SHPO requests an opportunity to inspect for such sites before construction begins.

**Department of Transportation – Contact Bill Brockenbrough 760-2109**

A. Jay Dolby seeks to develop 171 single-family detached houses, 92 townhouses, and 26.5 acres of unspecified commercial uses on an approximately 176.35-acre assemblage of parcels (Tax Parcels 3-31-4-37, 3-31-4-37.01 through 37.04, 3-31-4-24 and 3-31-4-24.01). The subject land is located on the southeast corner of US Route 13 and Old Furnace Road (Sussex Road 46). The land is zoned C-2, R-1 and R-3 in the City of Seaford and it would be developed by right .

- 1) Old Furnace Road is classified as a local road and US Route 13 is classified as a principal arterial highway. Local roads in Delaware typically have right-of-way widths ranging from 33 to 50 feet. Right-of-way widths on arterial highways also vary but are, necessarily, wider. DelDOT's policy is to require dedication of sufficient land to provide a minimum right-of-way width of 30 feet from the centerline on local roads and 50 feet from the inside edge of the travelway on divided highways. Therefore right-of-way dedication is required along the frontage to provide any additional width needed from this project.
- 2) A paved multi-modal path, located in a 15-foot wide permanent easement, is required across the frontage of the site on Old Furnace Road. Preliminarily, the path should run along the south side of the road west of the tax ditch, cross the road where the ditch does so, and run along the north side of the road east of the ditch.
- 3) The "Proposed DelDOT Frontage Road" appears to be consistent with DelDOT's plans under the Corridor Capacity Preservation Program. The developer's site engineer should contact Mr. Charles Altevogt, to discuss this matter in more detail. Mr. Altevogt may be reached at (302) 760-2124.
- 4) DelDOT will require a TIS as a condition for access approval. DelDOT recommends that the City not approve site plans for the proposed development without the results of that study.
- 5) The proposed entrance on US Route 13 using the existing driveway will not be permitted. The developer will be required to access their commercial property by building part of the "Proposed DelDOT Frontage Road."
- 6) The Delaware Transit Corporation (DTC) operates DART Bus Route 212, which provides service from Laurel to Georgetown by way of Seaford and Bridgeville. That service passes by the subject development on Route 13 seven times daily, Monday through Friday and could be useful to residents of the proposed residential development and employees and patrons of the commercial development. The developer should include bus amenities such as a pad and possibly a shelter in their plans. The developer may contact Mr. David Dooley, a DTC service development planner, at (302) 577-3278, ext. 3464, to discuss what amenities would be most appropriate and where they should be located.
- 7) The developer's site engineer should contact Mr. John Fiori regarding requirements for drainage and access. Mr. Fiori may be reached at (302) 760-2260.

**The Department of Natural Resources and Environmental Control Contact Kevin Coyle 739-3091**

**Soils**

According to the Sussex County soil survey Evesboro, Sassafras, Rumford, Woodstown, Fallsington, and Borrow Pits were mapped in the immediate vicinity of the proposed construction. Evesboro is an excessively well-drained upland soil that has moderate limitations on account of its rapid permeability. Sassafras and Rumford are well-drained upland soils that, generally, have few limitations for development. Fallsington is poorly-drained wetland associated (hydric) soil that has severe limitations for development. Borrow pits are areas where the natural soil has been removed to provide easy access to construction materials (sand and gravel) necessary for road and highway construction.

**TMDLs**

Adoption of Total Maximum Daily Loads (TMDLs) as a nutrient-runoff-mitigation strategy for the Broad Creek and Nanticoke River drainages of the Chesapeake Bay Watershed makes reduction of nitrogen and phosphorus loading mandatory. A TMDL is the maximum level of pollution allowed for a given pollutant below which a “water quality limited water body” can assimilate and still meet water quality standards to the extent necessary to support use goals such as swimming, fishing, drinking water and shell fish harvesting. In the Chesapeake Watershed, “target-rate-reductions” of 30 and 50 percent will be required for nitrogen and phosphorus, respectively.

Although TMDLs are authorized under federal code, states are charged with developing and implementing standards to support these desired use goals. The jurisdictional authority for these use goals falls under Section 11.5 of the Surface Water Quality Standards (as amended August 11, 1999), and will be achieved via nutrient reductions referred to as “pollution control strategies.”

In order to verify compliance, a full nutrient accounting process known as nutrient budget should be prepared by the applicant. Lyle Jones in the Department’s Watershed Assessment Section can be contacted at (302) 739-4590 for further information regarding the acceptable protocol for calculating a nutrient budget.

Although county and municipal governments might allow stormwater management areas to be considered as open space, stormwater management areas should be excluded from open space calculations for various seasons. One of which is that these are utility areas for nutrient management and mitigation. The proposed use of open space on the site may underestimate TMDL nutrient loading rates. The developer is encouraged to employ BMPs or other pollution control strategies, such as stormwater management and riparian buffers, to mitigate nutrient runoff into adjoining streams or watercourses.

**Water Supply**

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. A zoning verification form will need to accompany the application. A

water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation. All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Dewatering well permit applications typically take approximately four weeks to process. Questions concerning these comments can be directed to Rick Rios, (302)739-3665.

### **Sediment and Erosion Control/Stormwater Management**

A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. The plan review and approval and construction inspection will be coordinated through the Sussex Conservation District. Contact Jessica Watson, Program Manager, (302) 856-7219 for details regarding submittal requirements and fees.

### **Drainage**

The PLUS application site plan indicates a 25-foot Middleford Tax Ditch right-of-way located on the western edge of the parcel on the North side of Rd 46. However the plan also shows an allowable buildable area inside of the tax ditch ROW. The plan should be updated to reflect the tax ditch ROW and allowable building area and include a note indicating there are to be no permanent obstructions (sheds, fences, dog runs, houses, garages, etc.) within the tax ditch ROW.

The Drainage Section recommends that all ditches on the property be checked for function and cleaned if needed prior to construction. Wetland permits may be required before cleaning ditches.

Precautions should be taken to ensure the project does not hinder any off-site drainage upstream or create problems downstream by the release of on-site storm water. The Drainage Section strongly recommends any drainage conveyance between two parcels within the subdivision be dedicated as passive open space drainage easements and not owned by individual landowners. The easements should be of sufficient width to allow future drainage maintenance as follows.

- 1) Along an open ditch or swale, a maintenance equipment zone of 25 feet measured from the top of bank on the maintenance side, and a 10-foot setback zone measured from top of bank on the non-maintenance side. These zones should be maintained as buffers to aid in the reduction of sediment and nutrients entering into the drainage conveyance. Grasses, forbs and sedges planted within these zones should be native species selected for their height, ease of maintenance, erosion control, and nutrient uptake capabilities. Trees and shrubs planted within the maintenance zone should be native species spaced to allow for drainage maintenance at maturity. Trees should not be planted within 5 feet of the top of ditch to avoid future blockages from roots.
- 2) Along stormwater pipe, a maintenance equipment zone of 15 feet on each side of the pipe as measured from the pipe centerline. This zone should be maintained as buffer

to aid in the reduction of sediment and nutrients entering into the drainage conveyance. Grasses, forbs and sedges planted within these zones should be native species selected for their height, ease of maintenance, erosion control, and nutrient uptake capabilities. Trees and shrubs planted within the maintenance zone should be spaced to allow for drainage maintenance at maturity.

The Drainage Section recommends any drainage/utility easements not have structures, decks, buildings, sheds, kennels, fences or trees within them allow for future drainage maintenance.

### **Floodplains**

Portions of the site are within the 100-year floodplain and are required to comply with the City's floodplain regulations. Filling floodplain is a regulated activity and encroachments in the floodway must demonstrate no increase in flood height. Development should be limited to areas outside the 100-year floodplain.

### **Forests**

The site plan reveals potential impacts to the forested area in the southern portion of the site. The southern portion is adjacent to a large forested parcel and part of a large riparian corridor along Clear Brook that is close to private and State conservation areas leading to Redden State Forest. As such, the forest on this parcel is an important component of a much larger system. Clearing trees here will cause fragmentation of the larger forest and a significant decrease in habitat value. The developer is strongly encouraged to preserve and enhance forested resources on site wherever possible.

Forested areas set aside for conservation purposes should be placed into permanent conservation easements or other binding protection. These areas should be clearly marked and delineated so that residents understand their importance and so that homeowner activities do not infringe upon them.

### **Open Space**

To maximize existing buffering capacity and wildlife habitat, lot lines and other infrastructure should be removed from the forest, which should then be designated as community open space along the forested/riparian areas. This will preserve and expand existing riparian buffers, enhance value for birds and wildlife, and allow residents to access and view the forest and stream.

In areas set aside for passive open space, the developer is encouraged to consider establishment of additional forested areas or meadow-type grasses. These ecosystems provide increased water infiltration into groundwater, decreased run-off into surface water, and air quality improvements. They also require much less maintenance than traditional turf grass, an important consideration for homeowners associations responsible for maintenance of community open spaces.

Open space containing forest and/or wetlands should be placed into a permanent conservation easement or other binding protection. These areas should be clearly marked and delineated so that residents understand their importance and homeowner activities do not infringe upon them.

### **Nuisance Geese**

Ponds that remain in the subdivision will likely attract waterfowl like resident Canada geese and mute swans. Because this is a mixed residential community, typical methods of goose control utilized on golf courses are not advisable. The best method would be one of prevention. Native tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area around the perimeter are recommended. Waterfowl do not feel safe when they cannot see possible predators in the surrounding area. It is easier to control a few geese than to remove a plentiful population. Planting should be completed as soon as possible. The Division of Fish and Wildlife does not provide goose control services and residents will have to accept this burden (for example permit applications and fees, securing services of certified wildlife professionals). Solutions can be costly and labor intensive. Reducing the number and/or size of ponds and providing proper landscaping and monitoring techniques will minimize nuisance geese.

### **Recreation**

Sidewalks fronting every residence and stub streets are recommended. A complete system of sidewalks will: 1) fulfill the recreation need for walking and biking facilities, 2) provide opportunities for neighbors to interact in the community, and 3) facilitate safe and convenient off-road access to neighboring communities, parks, public mass transit stops, schools, stores, work, etc. Due to the access location and current design, residents will have limited pedestrian/bike mobility beyond this gated community. Bike racks should be provided at several locations in the commercial portion to encourage non-motorized forms of travel.

The Division of Parks and Recreation conducted a telephone survey of Delaware residents to gather information on outdoor recreation patterns and preferences, as well as other information on their landscape perception. These findings are the foundation of the 2003-2008 Statewide Comprehensive Outdoor Recreation Plan (SCORP) providing guidance for investments needed in outdoor recreation facilities. High priorities are Walking or Jogging Paths, Picnic Areas, Bike Paths and Fishing Areas. Moderate priorities are Swimming Pools, Baseball/Softball fields, Hiking Trails, Basketball Courts, Campgrounds and Playgrounds. Consideration should be given to incorporate some of these recreation opportunities in the project. For additional information about the outdoor recreation priorities, contact Bob Ehemann, (302) 739-9235.

The applicant is encouraged to involve the Seaford Parks and Recreation Department in the recreation components of this project.

### **Underground Storage Tanks**

There are three inactive and two active LUST sites located near the proposed project:

Schmidt Baking Co., Facility # 5-000071, Project # S9310186  
 Dukes Lumber, Facility # 5-000283, Project # S0006083  
 Utility Trailer, Facility # 5-000385, Project # S0308150  
 Del-Dot Seaford Yard, Facility # 5-000409, Project # S9908157  
 Johns Auto Body, Facility #5-000762, Project # S9502049

No environmental impact is expected from the above inactive/active LUST sites. Should underground storage tanks or petroleum contaminated soil be discovered during construction, the Tank Management Branch must be notified as soon as possible. While changes to construction specifications are not expected as a result of unanticipated petroleum contamination, PVC pipe would need to be replaced by ductile steel in all contaminated areas.

### **Solid Waste**

Each Delaware household generates approximately 3,600 pounds of solid waste per year. On average, each new house generates an additional 10,000 pounds of construction waste. Due to Delaware's present rate of growth and the impact it will have on existing landfill capacity, the applicant is requested to estimate the amount of solid waste that will be generated as a result of construction and occupancy of this development.

### **Air Quality**

Annual vehicle emissions associated with this completed project are estimated to be 20.2 tons (40,367.8 pounds) of VOC (volatile organic compounds), 16.7 tons (33,421.8 pounds) of NOx (nitrogen oxides), 12.3 tons (24,659.2 pounds) of SO<sub>2</sub> (sulfur dioxide), 1.1 ton (2,195.1 pounds) of fine particulates and 1,688.4 tons (3,376,711.3 pounds) of CO<sub>2</sub> (carbon dioxide).

Annual emissions from area sources associated with this completed project are estimated to be 8.1 tons (16,282.2 pounds) of VOC (volatile organic compounds), 0.9 ton (1,791.5 pounds) of NOx (nitrogen oxides), 0.7 ton (1,486.7 pounds) of SO<sub>2</sub> (sulfur dioxide), 1.0 ton (1,918.5 pounds) of fine particulates and 33.0 tons (66,004.2 pounds) of CO<sub>2</sub> (carbon dioxide).

Annual emissions from electrical power generation associated with this completed project are estimated to be 3.2 tons (6,453.1 pounds) of NOx (nitrogen oxides), 11.2 tons (22,445.5 pounds) of SO<sub>2</sub> (sulfur dioxide) and 1,655.4 tons (3,310,707.1 pounds) of CO<sub>2</sub> (carbon dioxide).

	VOC	NOx	SO <sub>2</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>
Mobile	20.2	16.7	12.3	1.1	1688.4
Residential	8.1	0.9	0.7	1.0	33.0
Electrical Power		3.2	11.2		1655.4
TOTAL	28.3	20.8	24.2	2.1	3376.8



Electrical usage via electric power plant generation will produce an additional 3.2 tons of nitrogen oxides per year and 11.2 tons of sulfur dioxide per year. A Significant mitigation of this impact can be achieved through construction of Energy Star qualified homes. Every percentage of increased energy efficiency achieves a percent reduction in pollution. Quoting from their webpage <http://www.energystar.gov/>:

“ENERGY STAR qualified homes are independently verified to be at least 30% more energy efficient than homes built to the 1993 national Model Energy Code or 15% more efficient than state energy code, whichever is more rigorous. These savings are based on heating, cooling, and hot water energy use and are typically achieved through a combination of building envelope upgrades, high performance windows, controlled air infiltration, upgraded heating and air conditioning systems, tight duct systems and upgraded water-heating equipment.”

The DNREC Energy Office trains builders to make their structures more energy efficient. The Energy Star Program is an excellent way to save on energy costs and reduce air pollution. The project development team is strongly encouraged to increase the energy efficiency of its homes.

**Delaware State Housing Authority – Contact Jimmy Atkins 739-4263**

The proposal is to develop 263 units on 25 acres located on Old Furnace Road, east of US 13 within the City of Seaford. According to the *Strategies for State Policies and Spending*, the proposal is located in the Level 1 area and inside the growth zone. DSHA encourages residential development in areas where residents will have proximity to services, markets, and employment opportunities such as found in Level 1 and 2 areas. Although the City of Seaford has significant affordable housing needs, the proposal does not target first time homebuyers. This site is in the Seaford County Census Division (CCD). The 2003 Statewide Housing Needs Assessment indicates that of the 8,464 housing units in this CCD, 584 are substandard and 3,404 are occupied by low-income households. In addition, this area is experiencing rapid price increases. In the first quarter of 2005, the median housing price for this area was \$181,828, above the affordability level of low- and moderate-income households earning 80% of area median income, or \$40,720. The provision of units affordable to low- and moderate-income households will help address affordable housing needs in this area.

**State Fire Marshal's Office – Contact Duane Fox 856-5298**

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

1) Fire Protection Water Requirements:

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Townhouses)

- Where a water distribution system is proposed for single family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains of fire hydrants and sprinkler systems.

2) Fire Protection Features:

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq.ft., 3-stories of more or over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR

3) Accessibility

- All premises which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Old Furnace Road must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

4) Gas Piping and System Information

- Provide type of fuel proposed, and show size and location of bulk containers on plan.

5) Required Notes

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”

- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Townhouse 2-hr separation wall details shall be shown on site plans
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from [www.delawarestatefiremarshal.com](http://www.delawarestatefiremarshal.com).

**Department of Agriculture - Contact Mark Davis 739-4811**

The Delaware Department of Agriculture has no objections to the project at this time. The developer can contact the office with questions.

**Right Tree for the Right Place**

The Department of Agriculture encourages the developer to use the “Right Tree for the Right Place” concept in any design considerations. This concept outlines the proper placement of trees to increase property value and reduce heating and cooling costs by an average of 20 to 35 dollars per month. A landscape design that uses this approach reduces maintenance costs to property owners and ensures a lasting forest resource.

**Native Landscapes**

The Department of Agriculture encourages the developer to use native trees and shrubs to buffer the property from adjacent land-use activities near the site. A properly designed forested buffer can create wildlife habitat corridors, clean our rivers and creeks of storm-water run-off pollutants, and improve air quality to the area by removing six to eight tons of carbon dioxide annually. To learn more about acceptable native trees and how to avoid plants considered invasive to local landscapes, contact the Delaware Department of Agriculture Plant Industry Section at (302) 698-4500.

**Tree Preservation**

The Department of Agriculture encourages the developer to implement tree preservation activities to ensure the health and vigor of the resource. Trees are affected by compaction of soils during the construction process; guidelines established by the International Society of Arboriculture (ISA) serve to lessen this impact and increase value to the site.

**Tree Mitigation**

The Department notes the relocation of the on-site waste-water system and understands the challenges of its design and placement. It is acknowledged that tree removal will be

necessary to this aspect of the development. The developer is encouraged to implement tree mitigation at a 1:1 ratio within the site to replace trees lost in construction.

**Department of Education - Contact Nick Vacirca**

It is estimated that 263 dwelling units will generate 132 additional students for the Seaford School District. Sussex County does not have school concurrence legislation at this time and it is recommended that the developer submit a package to the school district for informational purposes. If the development is approved and built, use the following guidelines for school transportation planning. If there are homes more than 1/2 mile from the nearest public road (outside the development), the developers should provide streets wide enough for large school buses to access and turn around without backing from the furthest areas within the development. Should there be no homes more than 1/2 mile from the nearest public road, provisions for appropriate pick-up and drop-off at the development entrance should be made. The developer should work closely with the school district transportation supervisor.

**Public Service Commission - Contact Andrea Maucher 739-4247**

Any expansion of natural gas or installation of a closed propane system must comply with Federal Pipeline Safety guidelines.

**Delaware Emergency Management Agency – Contact Don Knox 659-3362**

Due to the large number of residential units and commercial development being proposed, a significant impact to public safety is foreseen by implementation of this project. The developer should notify the police, fire service, and emergency medical response organization serving the City of Seaford, to keep them apprised of all development activities. Portions of this property located along Clear Brook are located in the Special Flood Hazard Area inundated by the 100 and 500-year flood, (FIRM Map 262). Routes 13 and 20 are coastal storm evacuation routes and this development will be affected by traffic volume on these routes during a coastal storm event.

**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland, AICP

Director

CC: Sussex County